



OLD VALUES - NEW HORIZONS

CONSERVATION COMMISSION

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Thursday November 12, 2015
7:30pm @ Community Development Department
Minutes

Attendance

Chairman Wayne Morris- present
Vice Chairman James Finn- present
Ms. Pam Skinner- present
Ms. Lisa Ferissi- present
Mr. Justin Pare- present
Mr. Dave Curtow, alternate- present

Meeting Minutes Review/Approve October 22, 2015

Discussion

- Liberty Utilities –Presentation on Proposed Natural Gas Expansion to Homes in Windham

Mr. Mike Lacatta and Mr. Bill Clark came to talk to the Board from Liberty Utilities. They have the slideshow available from previous community meetings but thought they would summarize the presentation and have a discussion with the Board. Natural gas is less carbon intensive than other gases like propane and other home heating oils. Liberty Utilities would plan on building off the Hudson line; they see the Windham line as an extension of that line. There will be subsequent routes after this first phase of construction. Phase 2 and all areas coverage would take 4-6 years. Their sales team is available in Manchester. The same rates will apply in Windham and Pelham as the other communities that they currently serve. The pressure in the pipe would be 60 psi. The pipe itself would be about 8 inches. They do not deal with easements or rights of way. Pipes would be on private property if a customer had requested service.

The representatives from Liberty Utilities opened it up to questions. Chairman Morris did ask about wetlands and conservation areas. There was a discussion of other roads and utilities and how these agencies would also be contacted regarding any potential outreach. The Board thanked the representatives for their time.

- Campbell Farm Subcommittee

The caretaker position has been advertised in the paper. The Board would like to discuss and decide what the rent would be for the property. Also, a more clearly defined role of the caretaker would also be needed.

Ms. Betty Dunn addressed the Board. She did not think that deciding the price in public was a good idea. Also, the caretaker may also have different ideas about improvements to the property. Chairman Morris respectfully disagreed with this idea. He does not see the need to decide in non-public session at this time. Furthermore, he thinks it is up to the Committee to decide what the rate would be.

- 2016 Town Meeting Zoning Amendments – Vernal Pools Planning Board- Nov 18th

Ms. Ferrisi presented her draft to the Board. She sought to simplify the language and clarify the need to vernal pools in relation to animals in relationship with these pools and the need to preserve them. Ms. Ferrisi also discussed the need for a 25 ft. buffer around a vernal pool. A 25 foot additional buffer may also be needed. There was also a discussion of directional buffers; the directional buffer may offer more protections. The 25 foot buffer, in the proposal, would be non-negotiable regardless of direction. There is also a section around parking lots and roads; there should be a 200 foot buffer because of salt and temperature.

Mr. Finn made a motion to recommend the proposed changes to vernal pool ordinance. Seconded by Mr. Pare. Vote 5-0-1. Ms. Ferrisi abstained as she made the presentation.

- Master Plan Recreation and Open Space Chapter

This date has been moved once again. The Board discussed halting plans to coordinate with other Boards on these chapters. Once a due date has been decided, the Board will resume coordinating their piece.

- Sale of parcel 20-D-2000 - The Recreation Committee is in support of the Board of Selectman's proposal to create a ballot article which will convert land assets into funds to complete recreation/conservation projects.

The Recreation Committee is in favor of these lands being acquired by the town. Chairman Morris thinks it is a good idea to do a site walk of the property. The property is on London Bridge Road. Mr. Curtow spoke to the properties that had been put forth for sale in the past. The Board would be interested in doing a site walk of the property to get a better idea of its location and use. There was much discussion among the Board and the audience regarding the history of this land and whether or not it was ever or still is part of the Gage lands. The Selectmen may go forward with a warrant article to acquire the property.

Mr. Curtow also brought up the idea that the wishes of the benefactor would not be in conflict with the proposed use. The Board would like to go on a site walk on Saturday, November 28th at 10 am at London Bridge Road. (To be exact, across from 35 London Bridge Road.)

Diane Fallon, 26 Rock Pond Road addressed the Board. She and others have been trying to do research to see if this was indeed made part of the Gage lands in 1997 as another document suggested. It was decided that further research and investigation as needed.

Technical Review Committee (TRC) November 10th Planning Board December 2nd

- **Case 2015-29**, (Lot 13-B-77, 13-B-80), 42 Rockingham Rd./Harris Rd. /Preliminary Major Site Plan and a Wetland/ Watershed Protection District (WWPD) Special Permit Application have been submitted for Platinum Protection Systems, 42 Rockingham Road/Harris Road (Lots 13-B-77 & 13-B-80) located in the Commercial District A, WWPD, Route 28 Overlay District, and Aquifer Protection District. The Applicant, Karl Dubay, of The Dubay Group, Inc., on behalf of the property owner, Fusion Properties, LLC, is proposing to construct a 4,500 sq. ft. commercial building for office and commercial services.

Mr. Luke Hurley addressed the Board. A Dredge and Fill Application was sent today. Because of the new drainage system due to construction on Route 28, the water flow has changed. The proposed project is to fill the wetlands. There would be access off of Harris Road and Route 28. The Board has no issue with the proposal at this time.

Planning Board

Site Walk 10am December 5th

- **Case#2015-27/** Del Ray Place, 55+ Housing, Ryan Farm Road

Site Walk 9am December 5th

- **Case#2015-26/** Bella Vista, 55+ Housing, 98 Range Road

The Board has been invited to both of these site walks.

ZBA – November 24th

- **Case 41-2015**, (Lot 22-L-202), 11 Prescott Road, Cobbetts Pond and Canobie Lake Watershed Protection District. Variance is requested to raze an existing structure and construct a new home and to allow 78ft of frontage where 175ft is required, a lot area of 9,755 sq. ft. where 50,000 sq. ft. is required, 20 ft. setback from the front lot line where 50 ft. is required, 33 ft. setback from the rear lot line (Cobbetts Pond) where 50 ft. is required and 10 ft. setback from both left and right side lot lines where 30 ft. is required.

It is proposed to be 50 feet from Canobie Lake, not Cobbetts Pond. The Board does not have any documentation of the lot or the proposal at this time other than what is on the town map. No other information has been provided. The Board does not have a plan so they cannot comment on it at this time. Also, there was no representative present. Hence, the Board would like this case continued by the ZBA.

- **Case 30-2015** (Lot 11-A-248) 7 Yorkshire Road, Tim Lavelle and Jeremy McCloud came before the Board to discuss their proposal. (This was not on the agenda but the Board was kind enough to hear this as a courtesy.)

The contractor, Mr. McCloud, and Mr. Lavelle, the engineer, came before the Board to discuss the garage that was proposed on this property. The contractor is willing to treat the parts of the property that the garage would sit on. The drainage calculation has also been prepared to accommodate the structure. This was continued before the ZBA hearing. Vice-Chairman Finn asked why the shed needed to be so large. The homeowner has stated that he has a plow and other machines that would be put into the structure. The contractor also indicated that the garage was largely obstructed from the road. The front of the garage would also be material that would match the front of the house. The steel material would not be visible from the road. The front part of this large lot is in the WWPD. All the drainage is now rerouted towards the new rain garden. The depth of the rain garden will be 2 feet below the elevation. The Board has no concerns with the new proposal at this time.

DES

Misc. Items

A letter was made to the Health Department. It was referred back to the Board of Selectmen and the Building Department (specifically, Code Enforcement)

Non-Public per RSA 91-A:3 (d)

Mr. Pare made a motion to go into non-public at 8:45pm. Mr. Finn seconded. Vote 5-0.

Ms. Skinner made a motion to come out of non-public at 9:40pm. Mr. Pare seconded. Vote 5-0.

Mr. Finn made a motion to expend funds up to \$5400 to clean the Campbell Farm house. Seconded by Ms. Ferissi. Vote 5-0.

Mr. Finn made a motion to set the rental price of Campbell farm house of \$550 per month, excluding hear and utilities and other details to be recorded in the lease. Seconded by Mr. Pare.

After further discussion, Mr. Finn withdrew the motion. Mr. Pare withdrew his second.

(As an addendum, it should be noted that the property would be taxed for private use even though it is a public building. It was one of the issues that the previous tenant had with the property. How much would the taxes on the property be? The Board did not know and it would drastically increase the price that a caretaker would pay to be installed at the property. Therefore, a discussion with the Assessor's Office would need to take place before any decisions could be made.)

Mr. Finn made a motion to adjourn at 9:45pm. Seconded by all. Vote 5-0.

Next Meeting: December 10, 2015

Agenda items and order may be modified at the discretion of the Commission